

28A Farmer Street, Newton, SA 5074



House For Sale

Monday, 4 March 2024

28A Farmer Street, Newton, SA 5074

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 389 m2

Type: House



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Auction On-Site Saturday 23rd March 10:30AM

Discover the epitome of suburban tranquillity at 28A Farmer Street. This charming residence offers a perfect blend of comfort, convenience, and modern living, nestled within the serene confines of one of Adelaide's most sought-after neighbourhoods. As you step into this delightful abode, you're greeted by a sense of warmth and spaciousness. Boasting three bedrooms and a meticulously renovated bathroom, this home is designed to cater to the needs of modern families. The two-way bathroom, renovated in 2016, exudes contemporary elegance, with floor-to-ceiling tiles, a bathtub, shower, and vanity, offering a stylish retreat for relaxation and rejuvenation. Embrace year-round comfort with the reverse cycle air conditioning ducted system that ensures optimal temperature control throughout the house and even in the garage. Ceiling fans in the main suite and outdoors provide additional ventilation and comfort during the warmer months. Eco efficiency is paramount, with twenty solar panels and three rainwater tanks working to reduce costs. The heart of the home lies in the well-appointed kitchen, featuring a breakfast bar, dishwasher, Puratap, gas stove, electric oven, and ample cabinetry. The open plan meals and family room complement the design creating a welcoming space for family and friends. Blinds in the bathroom and laundry, along with curtains in living areas and bedrooms, add a touch of privacy and style. Functional storage can be found in the hallway, laundry, garage, master and second bedrooms, ensuring ample space. The secure garage offers convenient parking, with additional off-street parking in the front yard. While a powered shed with attached verandah offers a convenient storage area or space for the creative hobbyist. Entertain family and friends in style under the pitched roof verandah, complete with a ceiling fan for added comfort. The covered entertaining area includes a BBQ space, perfect for hosting gatherings and creating lasting memories. Outside, discover an oasis in the meticulously maintained garden with lush grass, vibrant plants, and a vegetable patch, offering a tranquil retreat for outdoor enjoyment. Situated in the heart of Newton, this property offers easy access to parks, reserves, shops, and schools, making it an ideal choice for families and professionals alike. Enjoy the serene surroundings and convenient amenities, with Thorndon Park Reserve, Saint Ignatius College, and a variety of restaurants and cafes just moments away. Experience the best of suburban living at 28A Farmer Street - your perfect sanctuary awaits.

Property Features:

- Three-bedroom and one bathroom home
- The master and second bedrooms have built-in robes
- The master bedroom connects to the two-way bathroom and has a ceiling fan
- Open plan, family, kitchen, and meals area
- The kitchen has a breakfast bar, a built-in gas stove and electric oven, a dishwasher, Puratap, and ample storage space
- Renovated (2016) two-way bathroom with floor-to-ceiling tiles, a glass shower, bathtub, and vanity storage
- Internal laundry with backyard access and storage
- Linen storage cupboard in the hallway
- Reverse cycle ducted air conditioning throughout the house and the garage
- Blinds in the bathroom and laundry and curtains fitted across all beds and living windows
- Laminate floorboards in bedrooms and tiled floors through the living spaces
- Gas hot water system for instant hot water
- Twenty solar panels for energy efficiency
- Three water tanks for sustainable living
- Pitched roof verandah entertaining area with ceiling fan, pull down blinds, and paved floors
- Additional pitched roof verandah for a barbeque area
- Shed with power and verandah for storage and versatility
- Shaded vegetable garden for home grown vegies
- Three-level landscaped backyard with lawn space and established gardens
- Single car garage with auto roller door, tiled floors, storage cupboard, backyard and interior access
- Paved front yard for ample parking with landscaped garden beds
- Close to Thorndon Park Reserve and Newton Village
- Thorndon Park Primary School is only three minutes away

Schools: The nearby unzoned primary schools are Paradise Primary School, Thorndon Park Primary School, Athelstone School, Charles Campbell College, and East Torrens Primary School. The nearby zoned secondary school is Charles Campbell College. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

Norwood RLA 278530 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | Campbelltown Zone | GN - General Neighbourhood \ Land | 389sqm (Approx.) House | 204sqm (Approx.) Built | 2002 Council Rates | \$1666.50pa Water | \$173.98pq ESL | \$313.10 pa